



Committed to the future of rural communities.

# **Nevada 2006 Annual Report**

## **Participating in the Success of Rural Nevada**

## Secretary of Agriculture Mike Johanns



In 2006, across this great nation, USDA Rural Development employees made a difference in the lives of virtually every person who calls rural America home. Whether it's financing rural renewable energy projects, guaranteeing a loan for a new business, building or upgrading a rural hospital, construction of a new community center, laying water lines, remodeling apartments or drilling a well for a senior citizen living on a homestead, we're building a more vibrant rural America.

Rural America today is changing. Its economy is diversifying. The broadband revolution erases barriers of time and distance. New industries like renewable energy and biobased products hold exciting potential for investment and growth. We are working hard to improve rural health care, schools, and other community facilities, to increase rural homeownership, and to support rural entrepreneurs. The opportunities and challenges vary from place to place, but one thing remains the same: the commitment of USDA Rural Development to the future of rural communities.

We have accomplished much over the past year and we are eager to build upon those accomplishments by strengthening even further our rural communities. We remain committed to creating an environment where future generations will not only live, but thrive in rural America. As we enter 2007, the 50 million people who live in rural America are developing new opportunities in every area – and I am proud that USDA Rural Development will continue to be a partner in these efforts, as it has been for more than 70 years.

## Agriculture Under Secretary for Rural Development Thomas Dorr



For the employees of USDA Rural Development – and the millions of rural Americans they serve – 2006 was a year of achievement and progress. Whether it's a new biodiesel plant, a medical clinic, energy efficient corn driers, a wind farm, broadband service or digital TV service for a public broadcasting station, USDA Rural Development is “connecting the assets” that we've provided to rural America. It's a lot of money: \$76.8 Billion since the start of the Bush Administration. This investment represents Rural Development leading the way to a bright new future for Americans who choose to live in our rural communities and on our farms. Not only have we invested an average of \$13 Billion a year over the last six years, (a 35% increase over 1998-2000) but we've created or saved an estimated 1.5 million American jobs.

Every one of our employees is charged to work with rural communities to create new economic opportunity and improve the quality of life in rural America while increasing connectivity between rural development programs, to find ways to bring even greater service to our rural customers.

Working in partnership, a rural renaissance is upon us. At Rural Development, we are committed to the future of rural communities.

### Housing Programs

Guaranteed Housing Loans	\$2,228,989
Direct Housing Loans	\$4,960,063
Repair Loans and Grants	\$ 161,268
Farm Labor Housing Loans	\$ 423,986
Multi-Family Housing Transfer Assumption	\$3,120,903
Rental Assistance	\$4,404,357
Guaranteed Rural Rental Housing	\$2,400,000
Total	\$12,749,552

### Community Facility Programs

Community Facility Direct Loans	\$5,293,313
Community Facility Grant	\$ 159,587
Total	\$5,452,900

### Business and Cooperative Programs

Rural Business Enterprise Grants	\$ 60,580
Rural Cooperative Earmark Grant	\$138,600
Total	\$199,180

### Utilities Programs

Water and Waste Loans	\$8,078,000
Water and Waste Grants	\$2,362,000
Water and Waste Guaranteed Loans	\$1,822,500
Emergency Community Water Assistance Grant	\$ 151,000
Technical Assistance Training Grants	\$ 100,000
Electric High Energy Cost Grant	\$2,382,000
Distance Learning and Telecommunications	\$ 974,872
Total	\$15,870,372

### GRAND TOTAL

**\$35,486,824**

**FINANCIALS**





## A Message from the State Director

Fiscal Year 2006 at Nevada Rural Development was the year of Rural Utilities and Community Facilities. These two programs provided increased opportunities for many in the rural parts of our state. Rural Utilities Programs provided record funding levels to improved water and waste water services to 13 rural system customers. Students and educators in White Pine and Elko School Districts have expanded educational opportunities as a result of Distance Learning grants provided by Rural Development. The McDermitt Volunteer Fire Department was the recipient of a Community Facilities grant to assist in the purchase of a new fire and rescue vehicle. In West Wendover, Rural Development was able to support the City's ten year dream of building a city hall. By using a Community Facilities long term, low interest loan from Rural Development, the City completed an affordable funding package that will result in the construction of the City's new municipal complex.

While it is nostalgic to look back at the year just past, it is also exciting and important to look to the future and the opportunities that the future holds for rural Nevada. While Nevada's economy remains strong, it is critical that our rural communities plan for future opportunities in an increasingly competitive global market. Many rural communities have plans to expand broadband and other telecommunications services, while still others are exploring the opportunities of an expanding renewable energy industry. These are just some of the areas in which USDA Rural Development may provide loan and grant funding as well as valuable technical assistance.

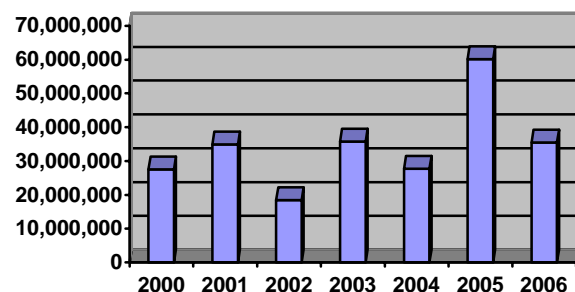
The entire USDA Rural Development team in Nevada is constantly seeking to expand rural investments in affordable housing, businesses, and utilities. As the challenges and opportunities are more than one organization can accomplish on its own, we are always looking for new opportunities to partner with individuals, tribes, and organizations in these rural investments. While USDA Rural Development has a number of programs to assist with project funding, by far the greatest assets provided by Rural Development are the knowledge and experience of its career staff.

Please take a few minutes of your time and read through this annual report. If you would like to know how USDA Rural Development can assist you and your community, please call us at 775-887-1222 and give us a chance to work with you and your community.

Sincerely,

Larry J. Smith  
State Director

Seven year investment in Nevada by  
Rural Development





Business and Cooperative Programs	Community Programs	Housing Programs	Utility Programs
<p>Business programs provide financial backing and technical assistance to stimulate rural economies. Loan guarantees and grants are available to businesses, public bodies, non-profit corporations, farmers, and cooperatives to finance business related activities that save or create jobs, add value to agriculture products and develop alternative energy.</p>	<p>Community Programs offer financing and grants for essential community facilities for public use. Public bodies and non-profit organizations can use the funds to construct, expand or improve facilities that provide health care, public safety and public services</p>	<p>Housing programs give low and moderate-income people opportunities to own homes and make them safe and sanitary with loans, loan guarantees and grants. Financing is also available to developers for affordable rental housing that serves families, the elderly and people with disabilities.</p>	<p>Utilities programs carry on the tradition of helping rural communities and utilities expand, update, and establish new technology and vital services. Utility programs provide loan and grant funding for financing infrastructure for water, waste disposal, electrical, telephone and telecommunication systems. Financing is available to rural cooperatives, nonprofit associations, public bodies, and for-profit utilities.</p>

# Community Programs



Rural Development Community Facility Grant Funds were used to provide the town of Ruth with accessibility for the Town Park in the form of an accessible ramp, walkway, parking and much needed playground equipment to supplement the physical education curriculum for White Pine County. The new equipment replaces 70 year old equipment and provides services to the 501 residents of Ruth.



Community Facility Funds were used to purchase this new brush truck for the McDermitt Volunteer Fire Department. The truck was dedicated to long time Fire Chief, Jess Jaca at his retirement



James C. Alsop, Deputy Administrator – Community Programs visits Jim Lemke, Fire Chief, North Lyon County Fire Protection District. Community Facility funds were used to build the facility.





# Business and Cooperative Programs



**City of Fallon-Downtown Redevelopment** Rural Business Enterprise Grant (RBEG) funding was utilized to complete a feasibility study on the downtown corridor in Fallon, the result of which was the construction of a small park located in that corridor



**Nevada Sheep Slaughter Facility Study** A five year cooperative effort between USDA Rural Development Cooperative Programs staff, Nevada Farm Bureau, Nevada Department of Agriculture, Nevada Woolgrowers Association and University of Nevada Reno Cooperative Extension resulted in funding to study the feasibility of a producer owned sheep processing facility. If successful, the effort will help to preserve and revitalize the sheep industry in Nevada. Extension educators from UNR will complete the study.

**Wells Retail Enhancement Program**-In partnership with the Elko County Economic Diversification Authority and the Nevada Small Business Development Center, Rural Business Enterprise Grant (RBEG) funding was used to help local entrepreneurs enhance their business skills. Using the Nationally acclaimed NxLevel entrepreneurial training course, 13 participants completed a 12 week course resulting in the writing of a business plan. Participants will continue with coaching in business development over the next year. Pax Kelly, President of the Wells Chamber of Commerce reports that this project has generated a lot of excitement in Wells and they are not done yet.





# Housing Programs



Winnemucca-Purchase and rehabilitation of existing Multi-Family Housing Complex preserved 66 affordable housing units at Humboldt Village-Annex Apartments



USDA Rural Development helped 50 Nevada families obtain funding to fulfill their dream of homeownership



Winnemucca-Community Leaders and local residents participated in a tour of homes and rental housing financed in part by Rural Development during National Homeownership Month



Pyramid Lake-Housing Preservation Grant funds provided to Pyramid Lake Housing Authority assisted Robert L James and 11 other families with handicap accessibility features for their homes.





# Utility Programs



Beatty – This small community was under an order from the State of Nevada, Division of Environmental Protection to address issues with effluent disposal and their Rapid Infiltration Basins. Rural Development funds were leveraged with Nye County and Beatty Sewer and Water GID funds to complete required improvements

Churchill County – the County began construction in December, 2005 on a new community wide water distribution, treatment, and storage facilities and wastewater collection and treatment facilities. Construction is almost complete on these state-of-art facilities that will assist this community in meeting the new arsenic standards and provide safe drinking water for Churchill County. Rural Development loan and grant funds were leveraged with Churchill County and the State of Nevada AB198 grant funds to accomplish this very large project.







Lander County – The improvement project to the Battle Mountain water system began construction this year. Improvements included replacement of the majority of the main distribution lines in town which had served their useful life and improvements to the well sites. Rural Development loan funds were leveraged with funding from the General Improvement District and the State of Nevada AB198 grant program.



USDA Rural Development continued its commitment with rural school districts in Nevada by providing grants to the Elko County School District and the White Pine County School District for Distance Learning. These projects provide the ability for children in rural communities to have the some competitive edge and educational opportunities as children in urban areas.



# Guaranteed Lending

## WATER / SEWER IMPROVEMENTS



Committed to the future of rural communities.

Financed by United States Department of Agriculture (USDA) Rural Development

This institution is an equal opportunity provider.

George W. Bush, President of the United States  
Mike Johanns, Secretary of Agriculture

Fort Mohave Tribe – Rural Development staff worked with Bill Hitchcock, Tribal Tax Collector, Fort Mojave Tribal Council and Laura Grass, Vice President, of First National Bank of Nevada to approve the first ever Water and Environmental Programs Guarantee Loan in Nevada. With funds from First National Bank of Nevada and Rural Development's guarantee, the Tribe will be able to complete needed improvements to infrastructure systems in the Avi area of the Reservation. Project funding will be used to install a new water treatment facility and extend water distribution and wastewater collection lines to serve additional customers, including the new fire station.



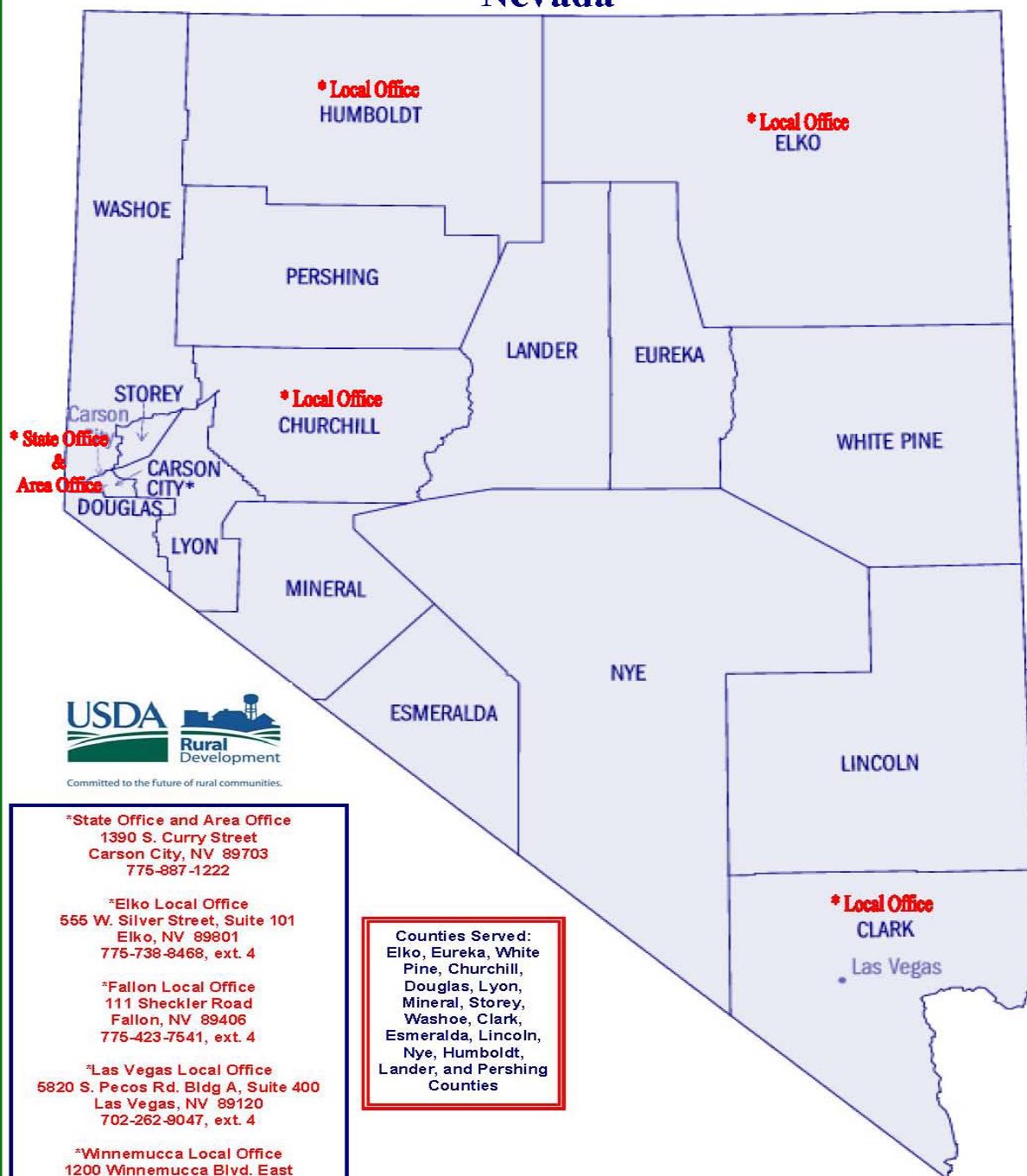


# Earth Day

Nevada staff joined with Storey County leaders, Canyon GID Board of Directors and staff, the Board of Directors of the Lockwood Community Corporation along with community members of Rainbow Bend and Lockwood Mobile Home parks to celebrate the award of \$1,076,000 in loan funds and \$1,066,500 in grant funds which were leveraged with grant funds from the State of Nevada Community Development Block Grant Program for the new Wastewater Treatment Facility. The project will replace aging collection lines, connect the two communities and replace the aging wastewater treatment facility which has served it's useful life. Additionally the new facility will complete the merger of all operations. The communities of Lockwood and Rainbow Bend are situated along the Truckee River, in Storey County, NV.



# Nevada



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**\*Elko Local Office**  
555 W. Silver Street, Suite 101  
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775-738-8468, ext. 4

**\*Fallon Local Office**  
111 Sheckler Road  
Fallon, NV 89406  
775-423-7541, ext. 4

**\*Las Vegas Local Office**  
5820 S. Pecos Rd. Bldg A, Suite 400  
Las Vegas, NV 89120  
702-262-9047, ext. 4

**\*Winnemucca Local Office**  
1200 Winnemucca Blvd. East  
Winnemucca, NV 89445  
775-623-4461, ext. 4

**Counties Served:**  
Elko, Eureka, White  
Pine, Churchill,  
Douglas, Lyon,  
Mineral, Storey,  
Washoe, Clark,  
Esmeralda, Lincoln,  
Nye, Humboldt,  
Lander, and Pershing  
Counties

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